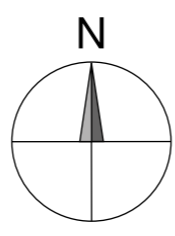


**Taylor**  
**Wimpey**

# Crosfield Park

Lindley

A superb range of **3 & 4 bedroom homes**



Hello.  
You'll find our showhomes  
and sales office right here



# Welcome to Crosfield Park




Ideally located in the popular Huddersfield suburb of Lindley, Crosfield Park offers a superb range of 2, 3 & 4 bedroom homes in a range of designs tailored to suit any lifestyle.

The suburb of Lindley offers all of the amenities you'd need for daily life, including a supermarket, post office, convenience stores and more all within easy reach. Young families will be pleased to have a choice of schools close by, including Lindley Infant and Lindley Junior schools. For older children, Salendine Nook High School Academy is just over a mile away.






### 2 bedroom homes

-  **The Madrid**  
2 bedroom apartment  
Plot: 44
-  **The Canford**  
2 bedroom mews home  
Plots: 55-59

### 3 bedroom homes

-  **The Alton**  
3 bedroom  
2½ storey home  
Plots: 2, 7, 8, 21-26, 38, 39, 45-47, 51-53, 65-68, 114, 115, 121, 122, 124-126, 128, 129, 132, 133
-  **The Gosford**  
3 bedroom  
semi-detached home  
Plots: 3, 5, 10, 11, 13, 19, 20, 28, 29, 31-36, 40, 41, 43, 62, 64, 71, 73, 74, 85, 86, 96, 97, 101, 109, 110, 111
-  **The Milldale**  
3 bedroom  
semi-detached home  
Plots: 6, 14, 27, 30, 37, 42, 61, 63, 72, 75, 95, 102, 112

### 4 bedroom homes

-  **The Bradenham**  
4 bedroom  
detached home  
Plots: 9, 17, 49, 69, 79, 82, 90, 92, 98, 105, 106, 116, 117, 119, 120, 131
-  **The Eynsham**  
4 bedroom  
detached home  
Plots: 1, 16, 18, 48, 70, 78, 80, 81, 84, 91, 100, 103, 107, 108, 130
-  **The Eskdale**  
4 bedroom  
detached home  
Plots: 60, 94, 118
-  **The Kentdale**  
4 bedroom  
detached home  
Plots: 15, 50, 54, 76, 83, 88, 89, 123
-  **The Shelford**  
4 bedroom  
detached home  
Plots: 4, 12, 77, 87, 93, 99, 104, 113, 127

-  Bat boxes
-  Sub station
-  Bin store
-  Bin collection point
-  Sheds
- \*ah/sr Social rent
- \*ah/ir Intermediate rent

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. January 2018



**Taylor Wimpey**

facebook.com/taylorwimpey  
www.taylorwimpey.co.uk

## How to find us

From Huddersfield Town Centre

From the A62 join the A629 heading northwest (signposted Halifax). Follow the road for approximately 2.2 miles, going through one roundabout. At the second roundabout take your second exit onto Lindley Moor Road/A643 (signposted Rochdale). Follow the road for approximately 0.7 miles, then turn left onto Crosland Road. You will arrive at Crosfield Park on your right.

From the M62

Leave the M62 at junction 24, exiting onto the A629 heading south towards Huddersfield. At the roundabout take your first exit onto Lindley Moor Road/A643 (signposted Rochdale). Follow the road for approximately 0.7 miles, then turn left onto Crosland Road. You will arrive at Crosfield Park on your right.

## Crosfield Park

Crosland Road,  
Lindley, Huddersfield,  
West Yorkshire

SatNav: HD3 3TW

## Sales hotline

**01484 505 481**

### Taylor Wimpey Yorkshire

Sandpiper House, Peel Avenue,  
Calder Park, Wakefield,  
Yorkshire, WF2 7UA

Regional Office: 01924 241 500



## The Alton

3 bedroom 2½ storey home



The 3 bedroom Alton home offers 2½ floors of flexible living space making it ideal for growing families and couples alike.

A fitted kitchen and dining area overlook the front of the Alton home, whilst the spacious lounge completes the ground floor and features French doors which fill the room with light and lead out to the rear garden.

On the first floor you will find bedrooms two and three and a stylish family bathroom which is perfect for everyone to share.

The private master bedroom occupies the entire second floor and boasts a separate dressing area and a large en-suite shower room.



## Ground Floor

### Kitchen/Dining Area (max)

5260mm x 3200mm 17'3" x 10'6"

### Lounge

4230mm x 3490mm 13'11" x 11'6"



## First Floor

### Bedroom 2 (max)

4234mm x 3498mm 13'11" x 11'6"

### Bedroom 3

3285mm x 2166mm 10'9" x 7'1"



## Second Floor

### Master Bedroom

6000mm x 3200mm 19'8" x 10'6"

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## The Gosford

3 bedroom semi-detached home



The 3 bedroom Gosford home provides a light and airy living space which would suit families or couples looking for a larger home.

A large kitchen/dining room opens through French doors to the private rear garden, making it perfect for entertaining and al fresco dining. A good sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout.

The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could also provide a dedicated work space or play room.



## Ground Floor

### Kitchen/Dining Room

4724mm x 2878mm 15'6" x 9'5"

### Lounge

3692mm x 4266mm 12'1" x 14'0"



## First Floor

### Master Bedroom

2962mm x 2833mm 9'9" x 9'4"

### Bedroom 2

2630mm x 3307mm 8'8" x 10'10"

### Bedroom 3

2006mm x 3551mm 6'7" x 11'8"

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## The Milldale

3 bedroom semi-detached home



The 3 bedroom Milldale semi-detached home offers ample living space and is ideal for growing families and couples looking for a larger home.

A large lounge opening through French doors to the private garden, and a separate kitchen/dining room provide two ideal spaces for relaxing and entertaining. A guest cloakroom is also located on the ground floor.

Upstairs, the landing leads to two generous bedrooms, including one with an en suite shower room. A further well proportioned bedroom can alternatively be used as a nursery or a guest room, while a main bathroom completes the first floor accommodation.





## Ground Floor

### Kitchen/Dining Room

4620mm x 2968mm 15'2" x 9'9"

### Lounge

4620mm x 3228mm 15'2" x 10'7"



## First Floor

### Master Bedroom

2832mm x 3228mm 9'3" x 10'7"

### Bedroom 2

2615mm x 3030mm 8'7" x 9'11"

### Bedroom 3

1917mm x 3030mm 6'3" x 9'11"

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## The Bradenham

4 bedroom detached home



The 4 bedroom Bradenham detached home offers a spacious, flexible living space making it ideally suited to luxury family living.

Downstairs, the hallway leads to a lounge and a kitchen/breakfast area which both open through French doors to the private rear garden. A formal dining room, which could alternatively be used as a study, is found at the front of the house, while a guest cloakroom completes the ground floor layout.

An en suite master bedroom and three further bedrooms occupy the first floor, along with a family bathroom.



## Ground Floor

### Kitchen

2356mm x 3348mm 7'9" x 11'0"

### Breakfast Area

2356mm x 2080mm 7'9" x 6'10"

### Lounge

4647mm x 3435mm 15'3" x 11'3"

### Dining Room

2356mm x 2875mm 7'9" x 9'5"



## First Floor

### Master Bedroom

3392mm x 4024mm 11'2" x 13'2"

### Bedroom 2

2632mm x 4376mm 8'8" x 14'4"

### Bedroom 3

2678mm x 3588mm 8'9" x 11'9"

### Bedroom 4

2403mm x 3328mm 7'11" x 10'11"

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## The Eynsham

4 bedroom detached home



The 4 bedroom Eynsham detached home features spacious living space making it ideally suited to family living.

Downstairs, a large living room leads through double doors to the dining room. There's also a kitchen/breakfast room that's perfect for relaxed family mealtimes, with French doors to the private rear garden. A handy guest cloakroom and an integral garage complete the ground floor layout.

Four double bedrooms occupy the first floor including two with en-suite shower rooms. A main bathroom and useful storage cupboard can also be found off the landing.



## Ground Floor

### Kitchen

2896mm x 2988mm 9'6" x 9'10"

### Breakfast Area

2606mm x 2988mm 8'7" x 9'10"

### Dining Room

2963mm x 2988mm 9'9" x 9'10"

### Lounge

3327mm x 5590mm 10'11" x 18'4"



## First Floor

### Master Bedroom (max)

3389mm x 4593mm 11'11" x 15'1"

### Bedroom 2

3648mm x 2901mm 12'0" x 9'6"

### Bedroom 3

3137mm x 2705mm 10'3" x 8'10"

### Bedroom 4

2578mm x 3137mm 8'5" x 10'4"

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## The Eskdale

4 bedroom detached home



There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Eskdale.

A large kitchen/dining room forms the heart of the home for day to day living, with a handy utility area providing access to outside. A spacious living room has French doors to the garden, while there's also a guest cloakroom and storage cupboard off the hallway.

The first floor consists of four generous bedrooms, including the master with en-suite facilities, and the main bathroom.

## Ground Floor



### Lounge

3457mm x 6025mm 11'4" x 19'9"

### Kitchen/Dining (max)

3580 x 6025mm 11'9" x 19'9"

## First Floor



### Master Bedroom

3519mm x 3400mm 11'7" x 11'2"

### Bedroom 2

3642mm x 2987mm 11'11" x 9'10"

### Bedroom 3 (max)

3052mm x 2953mm 10'0" x 9'8"

### Bedroom 4 (max)

3099mm x 2537mm 10'2" x 8'4"

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## The Kentdale

4 bedroom detached home



The 4 bedroom Kentdale detached home provides spacious surroundings and is perfectly suited to modern family life.

The central entrance hallway leads to a spacious kitchen/ dining room with a utility area and a large dual aspect lounge which opens through French doors to the private garden. Under stairs storage and a guest cloakroom complete the ground floor layout.

Upstairs, the master bedroom has an en-suite shower room, and there is also another double bedroom and two further well proportioned bedrooms as well as a family bathroom.



## Ground Floor

### Kitchen/Dining

3580mm x 6025mm 11'9" x 19'9"

### Lounge

6020mm x 3450mm 19'9" x 11'4"



## First Floor

### Master Bedroom (max)

3519mm x 3400mm 11'7" x 11'2"

### Bedroom 2

3642mm x 2987mm 11'11" x 9'10"

### Bedroom 3 (max)

3052mm x 2953mm 10'0" x 9'8"

### Bedroom 4 (max)

3099mm x 2537mm 10'2" x 8'4"



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## The Shelford

4 bedroom detached home



The 4 bedroom Shelford detached home features modern, flexible living areas making it perfect for growing families and couples looking for a bigger home.

The central entrance hallway leads to a spacious kitchen/ dining room, which has French doors to the private rear garden maximising the natural light and views outside. A lounge and a separate study are found at the front of the property, while there's also a guest cloakroom and a convenient under stairs storage cupboard.

An en-suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.



## Ground Floor

### Kitchen/Dining Room

8100mm x 3241mm 26'7" x 10'8"

### Lounge

3881mm x 4740mm 12'9" x 15'7"

### Study

2103mm x 3242mm 6'11" x 10'8"



## First Floor

### Master Bedroom

3881mm x 3768mm 12'9" x 12'4"

### Bedroom 2

3079mm x 4224mm 10'1" x 13'10"

### Bedroom 3

3097mm x 3438mm 10'2" x 11'3"

### Bedroom 4

2753mm x 3894mm 9'0" x 12'9"

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